



## 29 Baden Powell Street, Gateshead, NE9 5LD

Offers Over £94,950

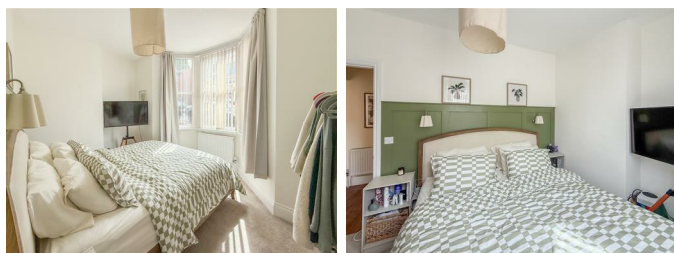
Nestled on the charming Baden Powell Street, this delightful ground floor flat offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms and a stylish bathroom, this property is ideal for individuals or small families seeking a welcoming home in a popular area. Upon entering, you are greeted by a spacious entrance hallway that leads to a bright and airy living room, perfect for relaxation or entertaining guests. The main bedroom boasts an elegant feature wall with panelling and a lovely bay window, allowing natural light to flood the space. The second bedroom is also generously sized, providing ample room for personalisation. The kitchen is equipped with an integrated oven and gas hob, making it a practical space for culinary enthusiasts. Recent upgrades, including a new gas central heating boiler, a newly installed bay window, and comprehensive electrical and gas work, ensure that the flat is both efficient and comfortable. Outside, the property features a charming decked yard to the rear, offering a private area for outdoor enjoyment. The flat is presented in excellent condition, making it ready for immediate occupancy. Extras are available through separate negotiation, providing potential buyers with the opportunity to personalise their new home further. Viewings are highly recommended to fully appreciate the quality and charm of this lovely flat. Don't miss the chance to make this inviting property your own in a sought-after location.



## ENTRANCE HALLWAY

## MAIN BEDROOM

13'5" x 10'0" (4.09m x 3.05m)



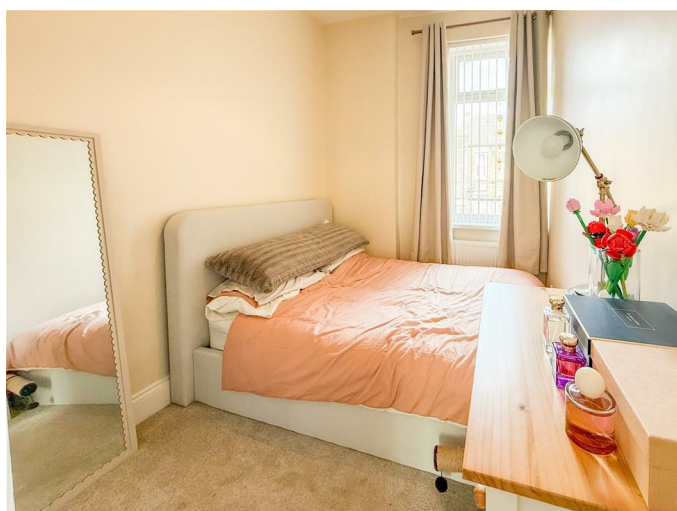
## BATHROOM

8'7" x 4'6" (2.63m x 1.39m)



## BEDROOM TWO

11'0" x 7'3" (3.37m x 2.22m)



## LIVING ROOM

14'4" x 12'9" (4.37m x 3.89m)

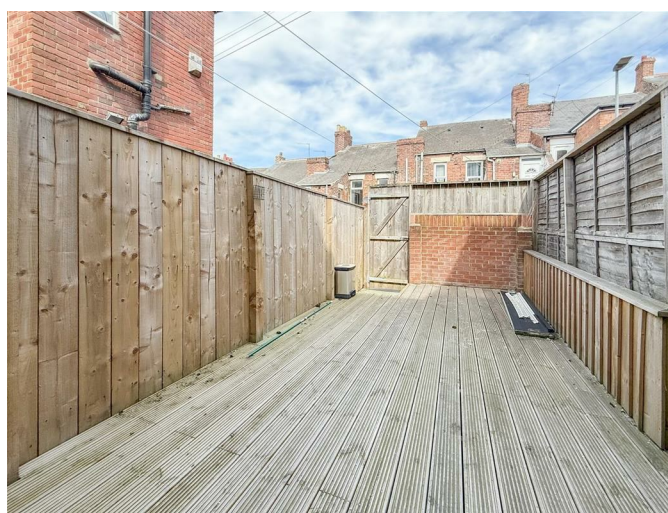


## KITCHEN

10'6" x 7'6" (3.21m x 2.31m)



## EXTERNAL



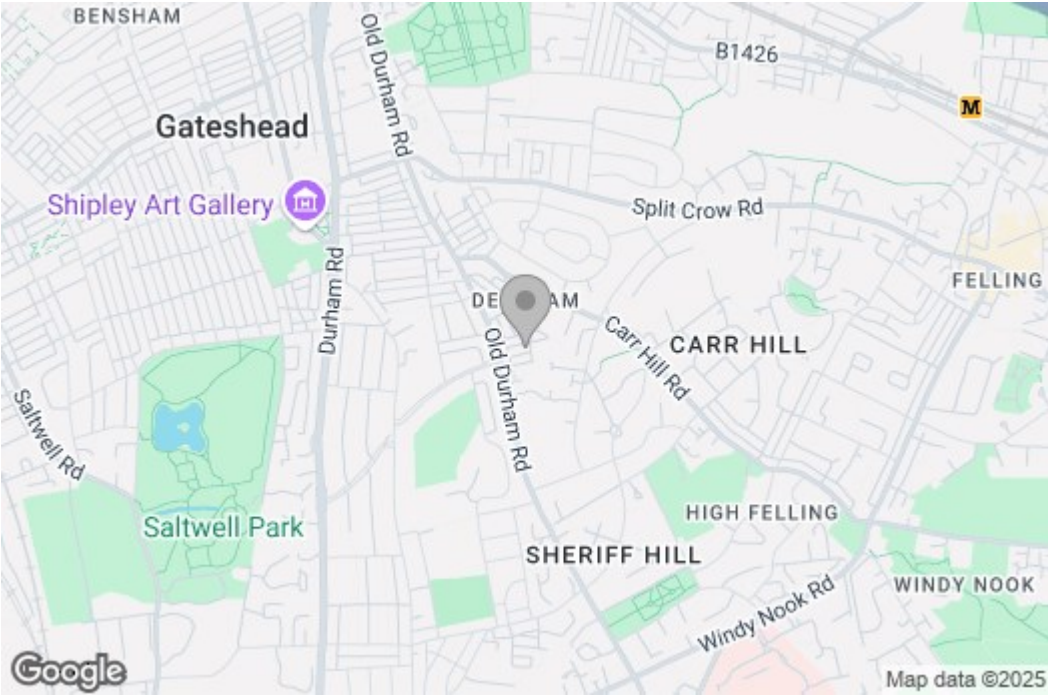
## Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor

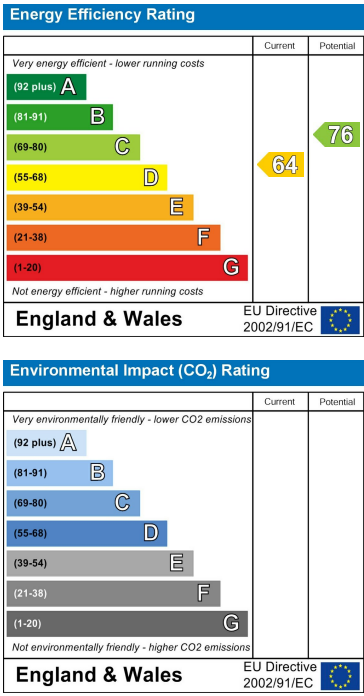
plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.